

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Edie Oates

Phone #: 673-5229

Form Initiated Date: 12/14/2009

Complete by Date:

1. Address: 1406 Girard Avenue North

2. Property Identification Number (PIN): 16-029-24-43-0057

3. Lot Size: 7,281 SF

4. Current Use: Duplex

5. Current Zoning: R2B

6. Proposed future use (include attachments as necessary): Duplex rental

7. List addresses of adjacent parcels owned by CPED/City: None

8. Project Coordinator comments: This is a tax forfeit structure that will be purchased by the City and sold to a non-profit developer for affordable rental housing.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐

Explain: The lot is buildable for a single family dwelling as it exceeds the minimum lot area (5000 sf) for the R2B two family district.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☐ No ☒ If yes, what applications?

11. Comments: Records indicate that this structure was constructed as a two family dwelling in 1907 and was actively used as two family dwelling on January 1, 1995. Therefore a two family dwelling is a permitted use per Table 546-9.

Completed by: Jacob Steen Date: 12/14/2009

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: None

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Urban Neighborhood. Not in a designated feature.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not?

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐ No ☒ If Yes, what type of development?

Comments: None

Completed by: Tom Leighton Date: 12/14/2009

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review

by: Barbara Sporlein Date: 12/15/2009

PLANNING DIRECTOR:

EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments

by: Wes Butler Date: 12/15/2009

Comments: Too small for MF development.

Single-Family Housing Staff Comments

by: Elfric Porte, II. Date: 12/15/2009

Comments: Single Family Housing supports the development strategy.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 12/15/2009

Comments: REDS has no comments - proposed use appears appropriate for the site.

Business Development Staff Comments

by: Kristin Guild Date: 1/5/2009

Comments: Business Development does not require this property for economic development purposes.

Economic Development Director Review

by: Cathy Polasky Date: 1/10/2010

PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Tom Streitz Date: 1/12/2010

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.